

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 23rd January, 1966

No. 2924-2TCP-66/30855.—With reference to Punjab Government notification No. 1576-2TCP-66/17892, dated the 23rd June, 1966, and in exercise of the powers conferred by sub-section (7) of section (5) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final development plan, along with the restrictions and conditions applicable to the controlled area to the East of Agra Canal at Faridabad, notified under section 4 of the said act,—*vide* No. 734-2TCP/19595, dated 2nd April, 1965, published in PUNJAB GOVERNMENT GAZETTE dated the 28th May, 1965 (given in Annexure A and B to the Development Plan). The relevant plan (i) Land use Plan-Drawing No. STP-1283/65 ; and (ii) Development plan Drawing No. STP-1284/65 are appended hereto.

- (i) Drawing No. STP-1283/65 .. See page 118  
 (ii) Drawing No. STP-1284/65 .. See page 119

## ANNEXURE A

Explanatory note on the development plan for the controlled area around Faridabad on the East of Agra Canal.

1. The controlled area which lies across the Agra Canal is obviously an extension of the controlled area around Faridabad for which a development plan has already been finally approved and published,—*vide* Punjab Government Notification No. 2930-2TCP-65, dated the 19th January, 1966. The controlled area under reference covers 12 villages and is dotted with a number of tubewells for agricultural operations. A part of it is liable to flooding by the seasonal floods of river Yamuna and a portion is also being used for firing range. Some speculative activity in the form of two colonisation ventures on the roads to Jaitpur and Tilpat Villages has been reported due to which control over the development of this land has been considered necessary.

2. In view of the existing nature of this area which is predominantly agricultural and to avoid sporadic urbanisation of agricultural land, it is essential to preserve this area for its existing use and consequently the whole of the area has been zoned as rural zone. The zoning regulations attached with this note explain the type of buildings and uses which are allowed in the rural zone. They include brick kiln operations with special permission of the Director and at sites approved by him and farm houses as explained in the zoning regulations also.

3. *Zoning Regulations*.—The legal sanctity to land use is being given effect to by the zoning regulations which form part of the Development Plan. These regulations will govern the change of land use and standards of development. They also elaborately detail out allied and ancillary uses which are permitted in the major land use, i.e., the rural zone.

## ANNEXURE B

## ZONING REGULATIONS

Governing the use and development of land in the Controlled Area to the East of Agra Canal as shown in drawing No. STP/1284/65

I. *General*.—(1) These zoning regulations, forming part of the Development Plan for the Controlled Area to the East of Agra Canal shall be called "Zoning Regulations of the Development Plan for the Controlled Area to the East of Agra Canal, Faridabad".

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definitions*.—In these regulations—

- (a) "Approved" means approved under the rules ;  
 (b) "Building Rules" means Rules contained in Part VII of the rules ;  
 (c) "Colony Density" means the number of persons per acre in colony area as the case may be :—

*Explanation*—(i) In this definition the 'Colony Area' shall mean the area of the colony, as bounded within the road system shown on the approved layout plan of colony excluding land under the major road system and the area unfit for building development within the colony.

(ii) For the purpose of calculation of colony density, it shall be assumed that 50 per cent of the colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (d) "Drawing" means Drawing No. STP/1284/65 ;  
 (e) "Floor Area Ratio" means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;  
 (f) "Group Housing" means housing in blocks without division into streets and independent plots, with necessary open spaces and sites for community facilities ;

- (g) "Material Date" means the 28th day of May, 1965, in respect of lands within the Controlled Area, notified under section 4 of the published notification No. 734-2TCP/9595, dated 2nd April, 1965, in PUNJAB GOVERNMENT GAZETTE, dated 28th May, 1965;
- (h) "Public Utility Buildings" means any building required for running of public utility service, such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire-station;
- (i) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (j) "Site Coverage" means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site; and
- (k) The terms 'Act', 'Colony', 'Coloniser', 'Development Plan', 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the rules and any other term used but not defined, shall have the same meaning as assigned to it in the Act.

III. *Major Land Uses and Zones.*—The whole of the controlled area is hereby reserved for use as a rural zone. The main, ancillary and allied uses which may be allowed in the rural zone are listed below :—

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi Deh.
- (iii) Farm houses outside Abadi Deh subject to restrictions as laid in Regulation IV
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway Stations
- (vii) Airports with necessary buildings
- (viii) Wireless
- (ix) Weather Stations
- (x) Land drainage, irrigation and hydro-electric works
- (xi) Hydro-electric transmission lines and poles
- (xii) Public utility buildings
- (xiii) Cremation and burial grounds
- (xiv) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites; provided that none of these operations are sited within 500 feet of the edge of any road
- (xv) Petrol-filling Stations, and
- (xvi) Any other use which Government may in public interest decide

At sites as approved by the Director.

#### IV. Provision of farm houses outside Abadi Deh in Rural Zone—

Farm house in rural zone outside Abadi Deh of village may be allowed, where the agricultural land attached with such house exceeds 5 acres, on the following conditions :—

- (i) Plinth area of farm house does not exceed 750 square feet if agricultural land attached is between 5 acres and 6 acres, with an addition of 150 square feet for every additional acre subject to a maximum of 1,500 square feet.
- (ii) It is constructed single storey and its height does not exceed 16 feet.
- (iii) There shall be a minimum distance of 50 feet from the edge on the property on all sides provided that where the agricultural land abuts on a road, the house shall be constructed with a minimum set back from the edge of the road as under :—

	Feet
(a) where the road connects only two villages	100
(b) where the road is other than scheduled road	300
(c) along scheduled roads including by-passes	500

V. *Relaxation of land use.*—In case of any land within the controlled area, Government may on payment of such development charges and such conditions as it may deem fit to impose, relax all or any of the provisions of this Development Plan for its use and development into a residential or industrial colony, or as an individual industrial site: provided that—

- (a) the land was purchased for the said use prior to the material date or after the material date but within the time fixed in the agreement for its purchase executed and registered prior to the material date;

- (b) the area forms a compact block and admits of its development as a colony on principals of Town Planning;
- (c) the area is considered fit for urbanisation;
- (d) the coloniser secures the permission for the purpose as per rules; and
- (e) in the case of individual site (as distinct from an industrial colony) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone and the owner of the land secures permission for building as required under the rules.

**Explanation.**—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title.

VI. In case of a residential colony allowed under regulation V :—

- (a) the colony density of the colony area shall not exceed the limits laid down below :—

For area upto 250 acres                      ..    60

For area larger than 250 acres    ..    45;

- (b) the minimum sizes of plots shall be as below :—

(i) Residential plot    ..    125 square yards.

(ii) Residential plots in subsidized Industrial housing or slum dwellers housing scheme approved by Government                      ..    90 square yards

(iii) Shop-cum-residential plot    ..    125 square yards

(iv) Shopping booth including covered Corridor or payment in front                      ..    25 square yards

- (c) the minimum area under a group-housing estate shall be one acre.

VII. No land shall be allowed to be used and developed for building purposes unless the proposed use and development are according to the details indicated in the approved layout plan of the colony in which the land is situated.

VIII. Site covers and hight upto which buildings may be erected within independent residential plots shall be according to the provisions contained in chapter VII of the rules. In the case of group-housing the maximum coverage on ground floor and maximum floor area ratio shall respectively be 33½ and 150 per cent.

IX. (1) Every building shall conform to the building lines in front of the plot shown on the layout plan of the colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the sides of the plot in the layout plan of the colony. In case of plots which are not corner plots and where no building line on the sides of the plot is shown on the layout plan of the approved colony side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the rules.

X. Every building shall conform to architectural control, wherever and if any specified in the architectural control sheets as may be laid down under rule 50.

XI. No permission for erection or re-erection of building on a plot shall be given unless—

(i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation V; and

(ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

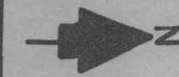
XII. Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the development plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

SAROOP KRISHEN,

Secretary to Government, Haryana,  
Town and Country Planning Department.



## FARIDABAD



SCALE: 3 INCHES = 1 MILE

# EXISTING LAND USE PLAN OF CONTROLLED AREA ON THE EAST OF AGRA CANAL

## LEGEND:-

- 1 BOUNDARY OF CONTROLLED AREA . . . . .
- 2 PUNJAB DELHI BOUNDARY . . . . .
- 3 CANAL DISTRIBUTORY AND NALAS . . . . .
- 4 BUND AND EMBANKMENTS . . . . .
- 5 ROADS . . . . .
- 6 KATCHA RASTA . . . . .
- 7 VILLAGES . . . . .
- 8 GARDENS ORCHARDS ETC. . . . .
- 9 WELLS AND TUBEWELLS . . . . .

OFFICE OF THE SENIOR TOWN PLANNER  
PB. CHANDIGARH

DRAWING NO S.T.P/1283/65

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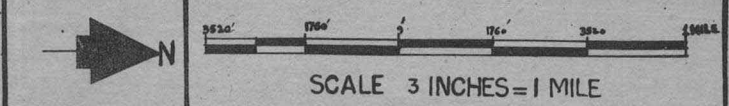
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# FARIDABAD



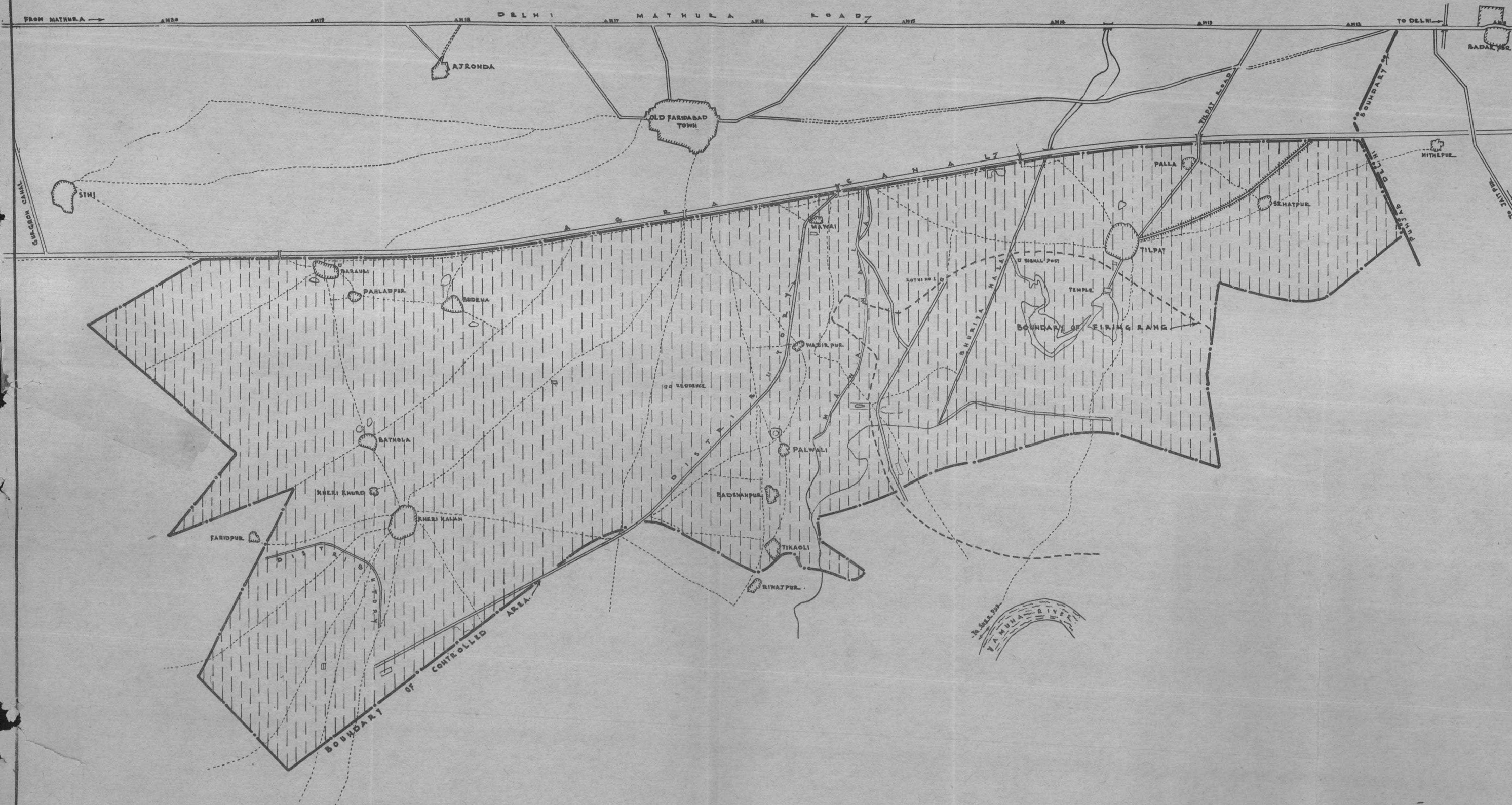
## DEVELOPMENT PLAN OF CONTROLLED AREA ON THE EAST OF AGRA CANAL

### LEGEND

- BOUNDARY OF CONTROLLED AREA ...
- PUNJAB AND DELHI BOUNDARY ...
- CANALS DISTRIBUTORY AND NALAS ...
- BUND AND EMBANKMENTS ...
- ROADS ...
- KACHA RASTAS ...
- VILLAGES ...

### PROPOSALS

- RURAL ZONE ...



OFFICE OF THE SENIOR TOWN PLANNER PB.  
CHANDIGARH

DRAWING NO S.T.P/1284/65

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DIRECTOR  
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